

6-6: MOBILE HOME PARKS

E. STANDARDS AND CONDITIONS

All mobile home parks shall conform to the following standards and conditions.

1. Design

- a. The plans shall be prepared by a design team consisting of an architect, landscape architect, civil engineer, and an attorney, all of whom shall be certified to practice in the State of Utah. The County Commission may waive the requirements for participation of one or more members of said design team where in its opinion the nature of the development does not require the services of said member(s).
- b. There shall be unity and harmony within the development and with the surrounding area.
- c. The spacing of structures and mobile home spaces will provide for a restful and uncrowded environment.
- d. The suitability and capability of soils, the enhancement of aesthetic and scenic values, the convenience of access, the preservation of bodies of water, and other significant features shall guide the design of the development.

2. Landscape Layout

- a. All areas not covered by buildings or off-street parking or driveways shall be landscaped and maintained in accordance with good landscape practice. The plan shall include both existing and proposed landscape areas and shall specify the general types of plants and architectural features to be used.
- b. The installation of permanent sprinkler or irrigation systems may be required when necessary to sustain planted areas.

3. Open Space, Parks, Playgrounds, and Facilities

- a. At least ten (10) percent or more of the area in the mobile home park shall be designated for common open space, parks, and similar recreational facilities. The land covered by vehicular roads, off-street parking, yard areas around the dwellings, the common storage facility, and service buildings shall not be included in the area used to meet the open space requirement.
- b. As assurance that the designated area will remain in open space, the owners shall execute an open space agreement with the county in which the owner agrees for himself and his successors and assigns to refrain from placing mobile homes, structures, or roads on the designated open space areas throughout the life of the development, and will maintain these open areas in good order.
- c. The open space shall be as centrally located as is feasible, and the area shall be suitable for either active or passive recreational use.
- d. All flood plain areas and floodways, if any, shall be identified and preserved as open space.

- e. Construction of all common areas and facilities shall be provided by the developers and shall be maintained by the mobile home park owner as provided in the agreement.
- f. In a mobile home park constructed for fifty or more units, a commercial convenience establishment containing not more than fifteen square feet per dwelling unit may be permitted if approved by the County Commission.

4. Size

The minimum acreage required to qualify for a mobile home park shall be five (5) acres.

5. Density

The total number of mobile homes within the development shall not exceed four (4) times the number of acres within the development. The ratio of mobile homes per acre may be increased up to seventy-five percent (75%) by the County Commission, based on the recommendation of the Planning Commission, where additional open space is provided, and where the clustering design warrants the greater density.

6. Paved Road Access

All mobile home parks shall abut on and shall have access to a hard-surfaced public street that is part of the paved county or state road network (or a paved municipal road system). However, a mobile home park that is an extension of a previously approved plat may obtain paved road access through said prior plat.

7. Street System

- a. Any public street passing through the mobile home park shall be paved and shall conform to the official street standards for public streets as adopted by Utah County.
- b. All private streets shall be paved with a twenty-four (24) foot asphalt surface and a curbing or storm water infiltration system which conforms to standards for private streets as adopted by Utah County; the paved driving surface shall be centered on a thirty-two (32) foot wide road easement.
- c. In the event that land within the proposed development is traversed by a proposed street that is shown on the county master street plan, the circulation system within the development shall be designed in accordance with the county master street plan, and the right-of-way across the development shall be dedicated to the county.
- d. The street system shall be designed in such a way as to avoid, where possible, the fronting of individual mobile home sites onto county roads.
- e. No vehicular roads shall have a grade of more than eight (8) percent.
- f. All vehicular roads in the development shall be paved with a three (3) inch asphaltic surface over a six (6) inch crushed gravel base, and suitable sub-base, or the equivalent in concrete surfacing, in

accordance with the Utah County development standards ordinance.

g. Each intersection shall bear permanent road signs sufficient in design for easy identification of street names by operators of emergency vehicles and other motorists.

h. The maximum length of any dead-end road or cul-de-sac shall be six hundred (600) feet.

8. Walkways, Curbs, Gutters, and Street Lights

a. Adequate parking, walkways, and curbs and gutters, or other storm water treatment facilities, shall be provided.

b. A minimum of two-tenths (0.2) foot candle of light shall be provided by the owner along all streets, drives, and central walkways.

9. Drainage System Plan

The drainage system plan shall show the following:

a. An analysis of the nature and extent of hazard from floods originating off the premises and a plan indicating how such flooding hazard will be accommodated within the development. (Said analysis and plan may be waived by the County Surveyor when ample information already exists for the area.)

b. An analysis of the nature and extent of the drainage and flood problems which will be created by the development, including an analysis of the amount of water generated as a result of the covering of absorption areas and a plan indicating how the drainage and flood waters will be accommodated.

c. The location and size of any ditches, culverts, drains, sumps, percolation basins, curbs and gutters, and other proposed structures and facilities.

d. A method of handling all runoff on site when an existing storm water system is not available.

e. A statement of acceptance of the drainage waters from the appropriate agencies where excess surface drainage from the development will flow into an irrigation channel or into a public street or otherwise be directed off the premises.

f. A method of covering, fencing, or similar safety treatment of canals and waterways traversing the development.

10. Water Supply

a. Water Rights

The property within all plats shall be provided by the developer with perpetual water rights meeting the following standards:

i. Culinary-quality water for use inside the dwelling shall be provided to each parcel at a flow rate of at least .015 cubic feet per second per dwelling unit and a quantity of at least .45 acre-feet per year per dwelling unit. Where the development is not limited to dwelling use alone, culinary-quality water shall

be provided for occupied structures other than dwellings in the amount determined by the County Commission after receiving an engineering study of water use from the developer and the advice of the planning commission.

ii. Water for maintaining landscaping and fuel-breaks around dwellings and occupied structures shall be provided to each parcel at the rate of at least 1 acre-foot per year per dwelling or building site, which water shall be available between April 30 to October 1 annually.

iii. Water for irrigation shall be provided at a rate of at least 1.5 acre-feet per acre per year for the entire area of each lot beyond the first 10,000 square feet of area, which quantity of water must be appurtenant to each lot, and must be available from April 30 to October 1 annually. [Water for the first 10,000 square feet of area of each lot is supplied by the requirements of subsections (1) and (2) immediately above]. The irrigation water quantity requirement is met even if the water rights from some sources are restricted as to coverage, such that the water cannot be applied to the entire area of the lot, if the irrigation water quantity requirement of at least 1.5 acre-feet of irrigation water per each acre of area of each lot (less the 10,000 square feet) is satisfied.

Exception to part 'iii' above: The County Commission may increase or decrease the required quantity of irrigation water from 1.5 acre-feet per acre per year based upon the findings of an engineering study, prepared, and signed by an engineer licensed in the State of Utah, conducted in the preparation of the irrigation plan if the County Commission finds that less water is needed to establish and to meet the green plant needs of alfalfa due to a water table that is sufficiently near the surface on an annual growing season basis to allow such reduction. The engineering study shall determine the quantity of water needed to establish and to maintain alfalfa, in the green condition, having a low flammability, and shall identify the high water table by area and depth below natural grade.

b. Water Quality

i. Culinary water use inside the dwelling provided by a public water system. A public water system must be approved by the Utah County Health Department.

ii. Culinary water use inside the dwelling provided by individually owned wells for each lot. The Utah County Health Department shall sample a representative water source from within the proposed development boundaries as a requirement prior to County Commission approval. A minimum of at least one sampling shall be obtained per proposed large scale development; where a large scale development is for an area larger than 160 acres, the number of samples shall be one per 160 acres or fraction thereof. The County Commission may require additional samples where it finds the geology or other on-site conditions warrant additional samples to determine the water quality is satisfactory throughout the entire area of the subdivision. A sampling consists of (a) two satisfactory microbiological samples taken on two consecutive days. Samples must be taken at least 8 hours apart; (b) inorganic contaminants, and (c) turbidity. Water testing costs shall be paid by the developer. To be acceptable as the source of culinary water, this sample shall meet primary drinking water standards as outlined above and be approved by the Utah County Health Department. Written approval must be obtained prior to placement on the County Commission agenda. The recorded plat shall contain a written condition that no building permit will be issued for a single family dwelling or other occupied structure until the individual water supply has been sampled and found to meet primary drinking water standard as outlined above by the Utah County Health Department.

c. Types and Duration of Rights

- i. Reliable wells, springs, and surface sources, whether from a public water system or a private water supply, may be used to meet the water requirements.
- ii. The water rights must be tied to each lot to be served in perpetuity, so that the lots and rights cannot be transferred separately, by protective covenant, enforceable plat restrictions, or other legally binding instrument.
- iii. The developer must present an engineering study demonstrating that the standards of this ordinance for water rights and water systems will be met.
- iv. Where water rights are to be supplied by a municipality, district, water company or other supplier which serves users outside as well as inside the development, the study shall show that the supplier can meet its commitments outside the subject development while meeting the standards of this ordinance within the development.
- v. Where the water rights are to be supplied by a municipality or other entity which is prohibited from divesting itself of its water rights in perpetuity, a legal analysis shall be submitted showing how the commitment for perpetual commitment of water is binding.

11. Water System

- a. All large scale developments having one or more lots or platted building sites under five (5) acres in area shall have a central water system which shall supply water for culinary use and which shall supply water meeting the supply and flow requirements for fire protection.
- b. The water system shall have a storage facility which has a capacity to meet peak hourly culinary use, based on state health department standards, plus a minimum fire protection storage of 120,000 gallons. The storage capacity shall be proportionally increased if residential buildings over 3600 square feet in floor area (or other structures needing increased capacity) are to be permitted in the development, or if irrigation water is to be stored in the culinary - fire protection storage facility.
- c. The culinary - fire protection facility shall be designed and located so as to produce a gravity-induced fire flow of 1000 gallons per minute for a duration for at least two hours, in addition to simultaneous culinary or irrigation use. The delivery rate and duration amount shall be proportionally higher if residential buildings over 3600 square feet in floor area (or other structures needing increased capacity) are to be permitted in the development.
- d. Water mains in the culinary/fire protection system supplying fire hydrants, dwellings, and any irrigation needs, shall be sized according to an engineering study to adequately supply those uses, but in no case shall they be less than six (6) inches in diameter (no less than 8 inches in diameter if supplying a fire hydrant on a dead-end run longer than four hundred feet in length).
- e. Irrigation systems need not have a central storage facility, but must be designed to provide the water flows determined by the irrigation plan to be necessary during the growing season (Apr. 15 to Oct. 15).
- f. Irrigation systems are not required for more than one-quarter acre surrounding the dwelling, except in the RA-5, RR-5, and TR-5 Zones, where the entire lot is to be included in the irrigation plan.

12. Sewage Disposal

Each mobile home park shall be served by a central sewage disposal system or by individual wastewater disposal systems which are approved by the County Health Department. If sewage cannot be disposed of through an existing central sewage treatment plant or by individual wastewater disposal systems, a suitable system must be provided by the developer and approved by the County Health Department.

13. Fire Protection

- a. Two (2) ABC type fire extinguishers shall be maintained in operable condition and accessible locations within each mobile home.
- b. The County Commission may require additional fire protection or policies when recommended by the Utah County fire marshal to conform to adopted fire codes or standard fire protection practices in the area.
- c. The mobile home park owner and operator shall maintain the hydrants, fire equipment boxes, and all other fire-fighting facilities in a functional condition.

14. Off-street Parking

- a. The proposed development shall have two side-by-side off-street parking spaces for each unit.
- b. Additional off-street parking spaces for visitors shall be provided at a ratio of one-half parking space per dwelling unit, which spaces shall be located within 400 feet of the dwelling units they are intended to serve.
- c. Additional off-street parking spaces for other uses may be required as set forth in the provisions of the ordinance relating to off-street parking (see zoning section 3-14).

15. Utilities

- a. All new electric power lines shall be installed underground.
- b. Easements of not less than ten (10) feet in width shall be required for all utility distribution lines, the location of which may vary depending upon the design of the development.
- c. No structure shall be placed within the designated easements except utility structures.

16. Location Requirements

- a. All mobile homes shall be set back at least eight (8) feet from all mobile home park roadways.
- b. The individual mobile home sites may be clustered to provide additional common area beyond the 10 percent minimum, provided the minimum width of a mobile home space shall be at least forty (40) feet.
- c. The location of the boundaries of individual mobile home sites to be rented shall be plainly marked by corner monuments.
- d. A mobile home shall not occupy more than one third (1/3) of the monumented individual site.
- e. No more than one dwelling unit shall be placed on an individual mobile home site depicted on the plat, which dwelling unit shall be a mobile home.

17. Outdoor Storage Facility

The outdoor storage area shall be designed in accordance with the following standards.

- a. The storage facility shall contain an area of at least seventy five (75) square feet per dwelling unit for campers, boats, etc.
- b. The facility shall be enclosed by a sight-obscuring fence or wall not less than six (6) feet in height. Plant materials may be used along with the fence to provide the required screening.
- c. The facility shall be readily accessible from the street system of the mobile home park.